

Cabin Branch Forest Association Meeting Minutes

05/03/2018 – 7:00 pm

Type of Meeting: Board of Directors Meeting

Location: Sterling Library, Conference Room

Attending: Daniel Hibbard (Person capturing minutes)
Danielle Vestal
Jim Clute
Thomas Wolfe

Minutes:

1. 7:15 PM - Roll Call
2. Introduction given to new board members (Danielle and Jim). Board voted to not assign positions other than those required by articles of incorporation. Cliff Miller remains treasurer, Dan Hibbard remains president.
3. Treasurer's Report and Financials
 - a. Dan H. to request an update from Cliff M. regarding unpaid dues/outstanding and updates on <X> house (currently in collections)
 - b. Dan H. to begin process of location POC and/or owner of vacant house. Board looking to decide if evoking the self-help clause is need to keep the house manageable over the summer. Last action was neighbors cleaning up at the community cleanup day, but it is already needing attention again.
 - i. It was noted a tree in the backyard is damaged and needs to be removed. Need to take action on this as it may be a danger to nearby homes
4. Architectural Rules and Covenants
 - a. Dan H. to request update from ARC on if/when inspections are to be completed. Tom W. standing by to assist with results spreadsheet generation and maintenance
 - b. Discussed homes that have continuing violations from last year will immediately go into hearing process. This is part of the "continuous enforcement" initiative presented at the last annual meeting.
5. Common Areas
 - a. Discussed playground activity. Jim noticed out-of-neighborhood kids coming to tot lot to play and/or loiter. Based on this discussion the board put on hold initiative to add half-court basketball court in this area as it was thought to further exasperate this problem
 - i. On 5-6-2018, Dan H. noticed the new trashcan at the playground had been 1) used to light firecrackers and/or a fire 2) beaten with something. This type of thing is further evidence we don't want to put valuable neighborhood assets there.
 - b. Discussed mulch under swings. Dan H. to work with Cliff to get a quote from George Trails and provide to the board.
 - c. Discussed front entrance improvements. Board approved work plan. Work to start May-7.

- d. Jim C. took the action to work with Kesva to take over the bike path repair/resurfacing effort.
- 6. Trash
 - a. Republic has been citing contaminated recycling as reason for dumping trash with recyclables. Jim indicated “unallowable” items are different than American. Things like pizza boxes, etc. Suggest everyone review the allowable list on the republic website.
- 7. Website
 - a. Dan H. to reach out to Gary M. regarding website re-hosting. Board is open to discussing the idea but has some reservations
 - i. It is something we could pass on to a "layman" to maintain if current curator ever decide to stop offering services.
 - ii. We have a "general" login and password, that can be used by the board (not tied to a specific individual)
 - iii. Cost can't be much more than what we currently pay
- 8. Open Forum
 - a. Tom W. to buy new letters for the signs, board will reimburse
 - b. May-19 is tentative date for CBFA Basement Get-together
- 9. Meeting adjourned 8:45 PM